



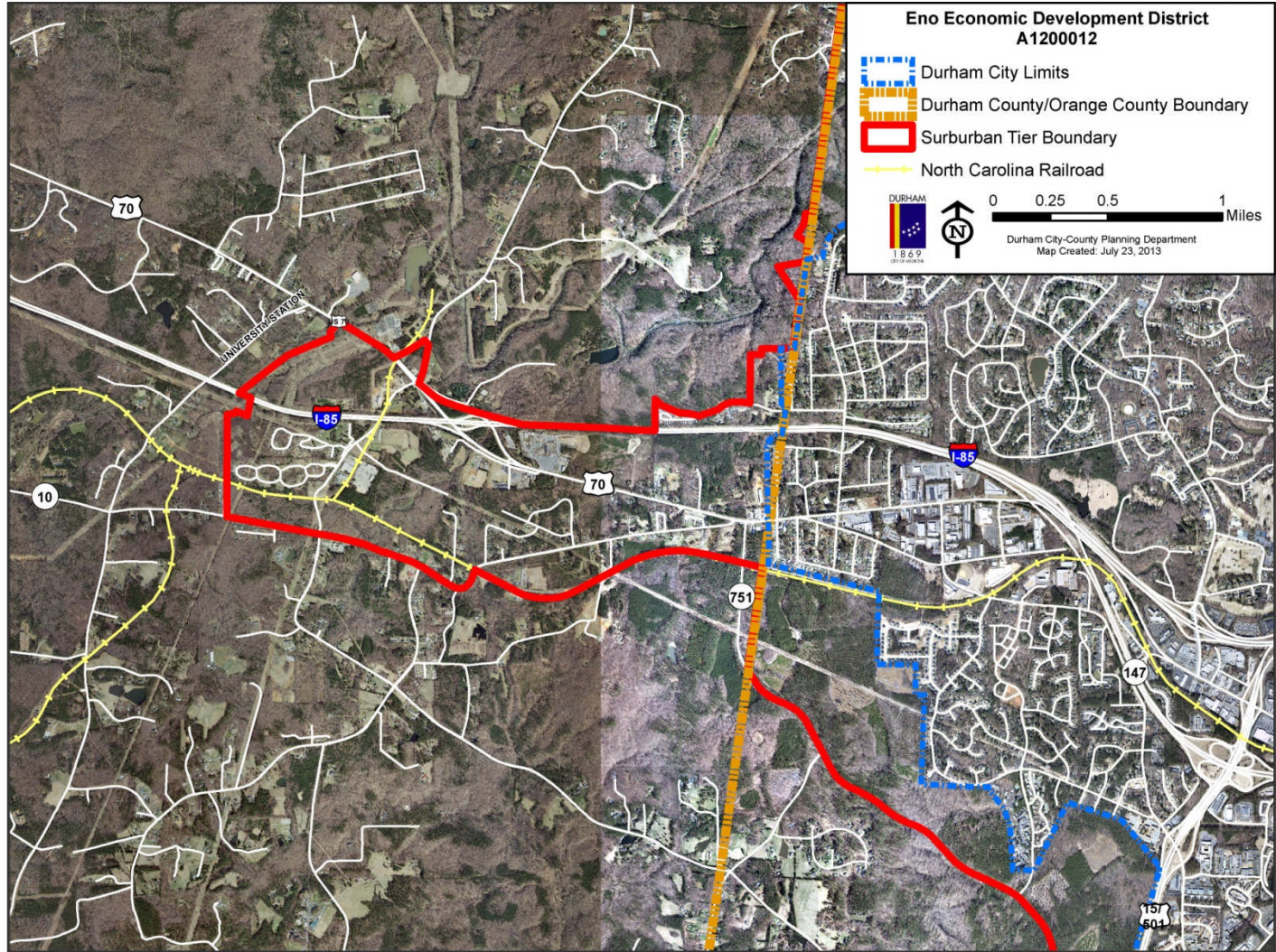
Eno Economic Development District Land Use Update

Plan Amendment Case A1200012





Context



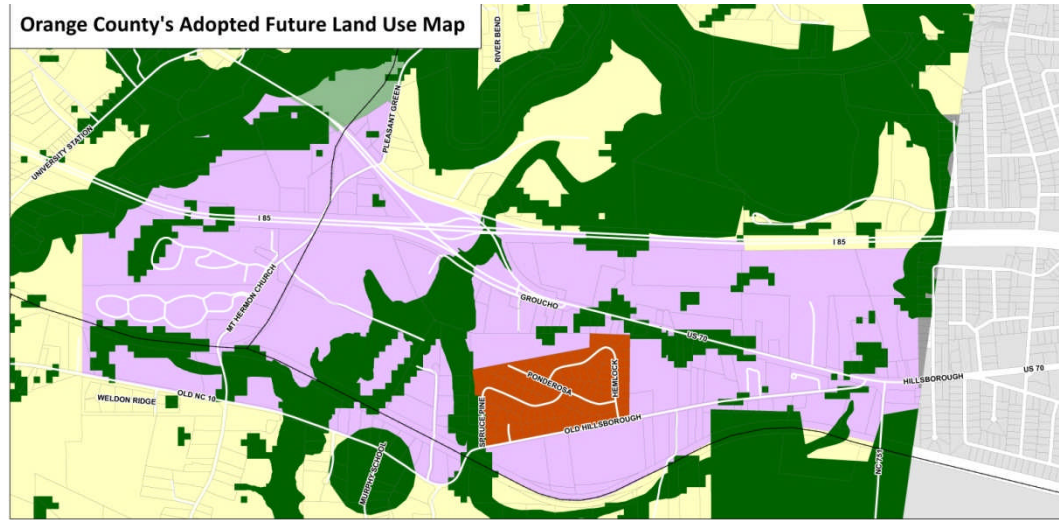


Project Background

- **2005** – *Eno EDD included in Future Land Use Map Durham Comprehensive Plan at request of Orange County*
- **2008** - *Eno Economic Development District Small Area Plan adopted by Orange County; acknowledges provision and annexation by City of Durham*
- **2011** - *City of Durham and Orange County Water and Sewer Facilities Interlocal Agreement*
- **February 2012** - *Joint neighborhood meeting*
- **September 2012** - *Orange County approves land use and zoning changes*

Orange County's Adopted Plan & Zoning

Orange County's Adopted Future Land Use Map



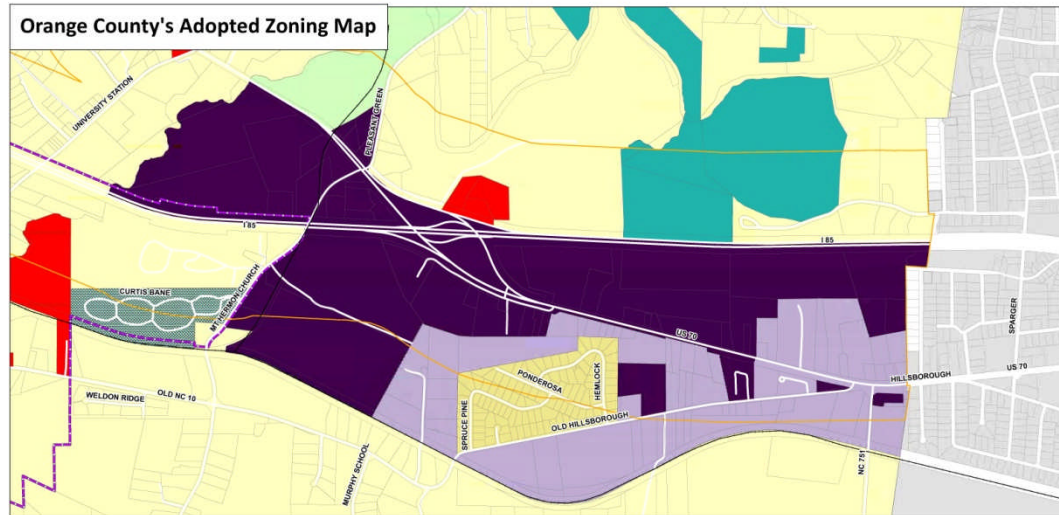
Eno Economic Development District
A1200012

Future Land Use Legend

- Economic Development Transition
- Resource Protection Areas
- 10 Year Transition
- Rural Residential
- Agricultural Residential

A majority of the Eno EDD has been designated Economic Development, defined in the Orange County 2030 Comprehensive Plan as: Land in transitional areas of the County which has been specifically targeted for economic development activity consisting of light industrial, distribution, office, service/retail use and flex space. Such areas are located adjacent to interstate and major arterial highways, and subject to special design criteria and performance standards.

Orange County's Adopted Zoning Map



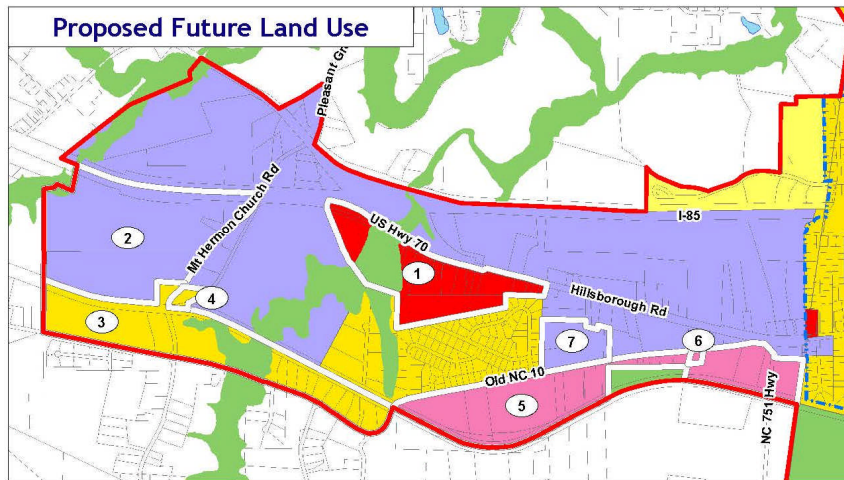
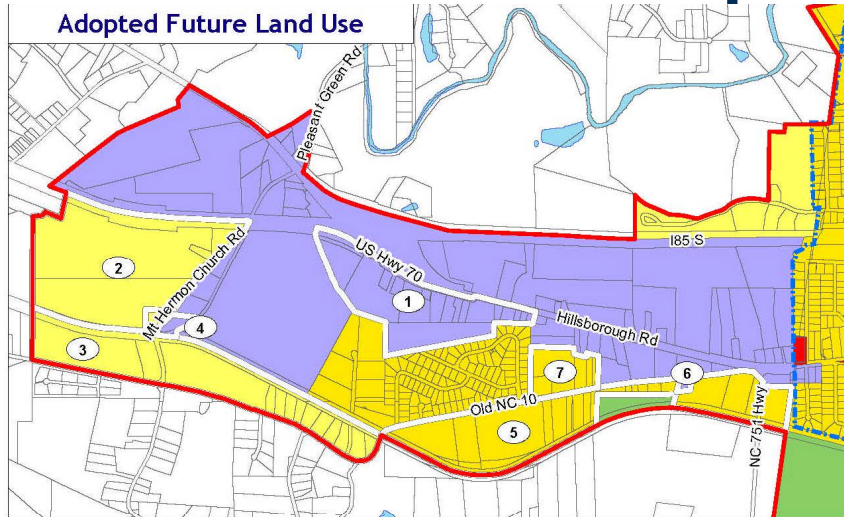
Zoning Map Legend

- PID - Public Interest District
- EC5 - Existing Commercial
- EDE-1 - Economic Development Lower
- EDE-2 - Economic Development Higher
- AR - Agricultural Residential
- R1 - Rural Residential
- R2 - Low Intensity Residential
- PDHR4 - Planned Dev. High Residential
- Major Transportation Corridor
- Stoney Creek Basin

EDE-1 Economic Development Eno Lower Intensity: To provide locations for a range of lower intensity non-residential uses in the designated Eno Economic Development District.

EDE-2: Economic Development Eno Higher Intensity: To provide locations for a range of light industrial, distribution, retail, office and service uses in the designated Eno Economic Development District.

Durham's Adopted & Proposed Future Land Use Map



Eno Economic Development District A1200012

- Suburban Tier Boundary
- Durham City Limits
- Recreation and Open Space
- Very Low Density Residential (2 DU/Ac. or Less)
- Low Density Residential (4 DU/Ac. or Less)
- Office
- Commercial
- Industrial

- ① Industrial to Commercial
- ② Very Low Density Residential to Industrial
- ③ Very Low Density Residential to Low Density Residential
- ④ Industrial to Low Density Residential
- ⑤ Low Density Residential to Office
- ⑥ Industrial to Office
- ⑦ Low Density Residential to Industrial




*** Recreation and Open Space applied to
Special Flood Hazard Areas

Proposed Policy: Eno Economic Development District Industrial Uses.

Within the Eno Economic Development District of
Orange County, areas designated as Industrial on
the Future Land Use Map that are adjacent to
areas designated as Residential should only be
approved for Light Industrial zoning and uses.




Issues

-  ***Absence of Community Consensus***
-  ***Adopted versus Proposed Future Land Use Plans***
-  ***Compatibility between Orange County and City of Durham land use plans***



Recommendation

-  ***Presentation is for informational purposes. The staff will bring the plan amendment for public hearing and Council consideration on the next available agenda cycle.***